145.0	0006	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	685,600 / 685,600
					USE VALUE:	685,600 / 685,600
					ASSESSED:	685,600 / 685,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WALL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON GERALD J & VIRGINIA M
Owner 2:	
Owner 3:	
Street 1:	15 WALL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON GERALD J -
Owner 2:	-
Street 1:	15 WALL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,762 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Wood Shingle Exterior and 1423 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4762.000	235,300		450,300	685,600
Total Card	0.109	235,300		450,300	685,600
Total Parcel	0.109	235,300		450,300	685,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.80 | /Parcel: 481.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95462

GIS Ref

GIS Ref

Insp Date 05/12/18

!11375!

PREVIOUS ASSESSMENT

Parcel ID 145.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,300	0	4,762.	450,300	685,600	685,600	Year End Roll	12/18/2019
2019	101	FV	192,200	0	4,762.	422,100	614,300	614,300	Year End Roll	1/3/2019
2018	101	FV	192,200	0	4,762.	349,000	541,200	541,200	Year End Roll	12/20/2017
2017	101	FV	192,200	0	4,762.	320,800	513,000	513,000	Year End Roll	1/3/2017
2016	101	FV	192,200	0	4,762.	292,700	484,900	484,900	Year End	1/4/2016
2015	101	FV	187,400	0	4,762.	287,100	474,500	474,500	Year End Roll	12/11/2014
2014	101	FV	187,400	0	4,762.	266,800	454,200	454,200	Year End Roll	12/16/2013
2013	101	FV	187,400	0	4,762.	253,800	441,200	441,200		12/13/2012

PRINT

Date	Time
12/11/20	01:33:14

LAST REV

Date	Time
05/18/18	10:29:52
ekelly	
11375	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON GERALD	56789-229		4/28/2011	Convenience	1	No	No		
	12987-410		6/2/1976		43,000	No	No		N

USER DEFINED

Prior Id # 1:	95462
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2018	Inspected	BS	Barbara S
4/19/2018	MEAS&NOTICE	HS	Hanne S
4/11/2009	Inspected	197	PATRIOT
2/2/2009	Measured	372	PATRIOT
11/6/2000	Hearing N/C	264	PATRIOT
11/15/1999	Meas/Inspect	263	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4762		Sq. Ft.	Site		0	80.	1.18	9									450,287						450,300	

Total AC/HA: 0.10932 | Total SF/SM: 4762 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 450,287 | Spl Credit | Total: 450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	164.557
Other Features:	67800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340947
Depreciation:	105694
Depreciated Total:	235254

COMMENTS

MINOR FIN BMT N/V PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

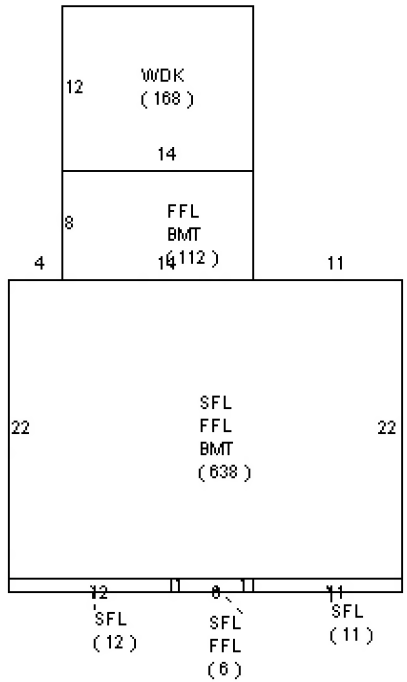
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.56
Special Features:	0	Val/Su Net:	100.51
Final Total:	235300	Val/Su SzAd	165.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	756	164.560	124,405
BMT	Basement	750	49.370	37,025
SFL	Second Floor	667	164.560	109,759
WDK	Deck	168	11.660	1,958
	Net Sketched Area:	2,341	Total:	273,147
Size Ad	1423	Gross Are	2341	FinArea 1423

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2014	0.00	T	4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc